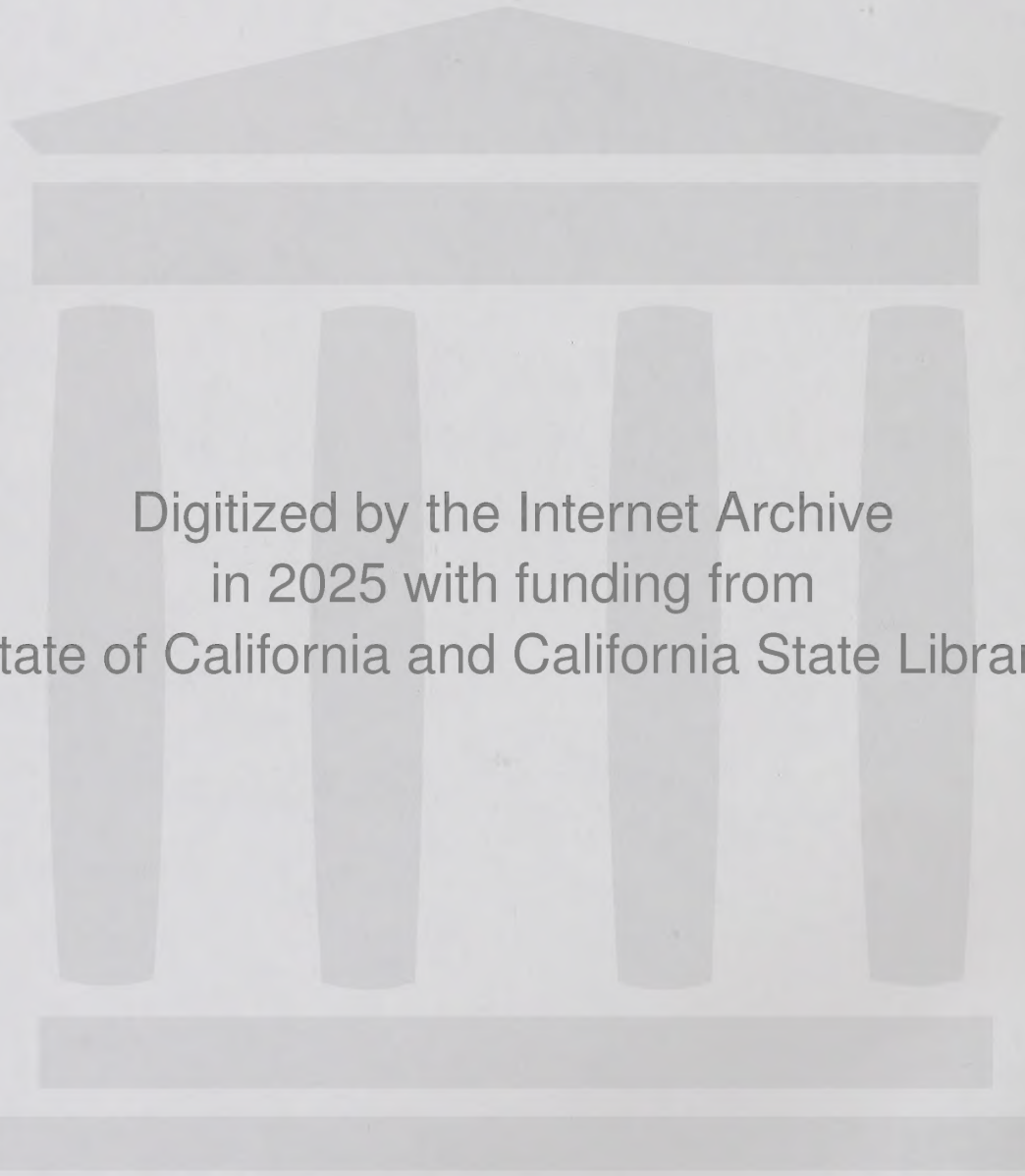


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I. INTRODUCTION

The Housing Element identifies and analyzes existing and projected housing needs and contains a statement of the City's goals, policies, and quantified objectives, and scheduled programs for the preservation, improvement, and development of housing.

The last update of La Verne's Housing Element was made in 1989. State mandate requires that housing elements be updated no less than once every five years. The mandatory update deadline for La Verne's element was July 1, 1994; however, Assembly Bill 2172 (Chapter 695, Statutes of 1993), signed into law, extended the planning periods of existing housing elements by two years. The new law postpones the due date for this update of the housing element to June 30, 1996.

La Verne is first and foremost a community of homes. Housing consumes more acres than any other kind of land use in the City. The maintenance and upkeep of housing and neighborhoods is a matter of primary importance. In addition to the City's own concerns about housing stock and housing quality, the State requires cities to address the specific housing needs of people whose requirements are often overlooked by conventional residential development - the elderly, the handicapped, low and moderate income families and overcrowded families. This chapter is therefore particularly concerned with housing for those people whose needs are hardest to fulfill. The housing chapter identifies the number and type of households in need and discusses ways in which these households can be assisted.

Based on 1990 census data and on information contained in the general plan, the major housing issues in La Verne include the following:

- Although most of La Verne's housing is recently constructed, there is a substantial inventory of older homes which need maintenance and preservation.
- New homes in La Verne are beyond the reach of low and moderate income households, but there is affordable housing in mobile homes and smaller homes in the older sections of town which may also be in need of maintenance or rehabilitation.
- There is a shortage of vacant land suitable for new high density residential developments in La Verne.
- La Verne has a concentration of households with special needs, in particular are the elderly, handicapped, and overcrowded households.

- Between 1988 and 1994, La Verne was to provide 137 very low, 163 low, and 181 moderate income housing units in accordance with the Regional Housing Needs Assessment prepared by the Southern California Association of Governments (SCAG).
- Studies show that there is overpayment of housing in La Verne: eighty-one percent (81%) of the City's low income households are paying over thirty percent (30%) of their income for housing.

A. EXISTING HOUSING NEEDS

Existing Housing and Housing Needs

Table A-2 shows the number of households and housing units in La Verne in 1970, 1980, and 1990. The City grew rapidly between 1970 and 1980, doubling housing units. The City has grown considerably since the 1980 census as well. The 1990 census provides the most current and detailed information available for a reliable assessment of housing needs. This data is discussed in the following sections.

Households

Households vary widely from a single person to families with children. There is a distribution of low and very low income households in the City. Approximately 40,000, and 40,000 households are in the City. The City's low income households are roughly comparable to the Los Angeles, Long Beach and Anaheim areas. About 10,000, and 10,000 households are in the City. The number of low income households in the City is estimated to be 10,000.

II. HOUSING ASSESSMENT

Households that are most likely to need assistance with locating and paying for adequate housing are those of low and moderate income households, the elderly, the handicapped and overcrowded families. Of the low income households that earned less than \$10,000 in 1990, eighty-one percent (81%) were paying more than thirty percent (30%) of their income for housing. Renters were especially vulnerable to rent increases that further affected their ability to pay for adequate housing. Twenty-two percent (22%) of all households in 1990 had a head of household over 65 years of age, a little over twelve percent (12%) had a handicapped member of the household and approximately four percent (4%) of all households were considered overcrowded. These types of households are called "special needs" households which may also fall into the low and moderate income categories.

There are two types of housing need to be considered in the housing chapter - existing need and future need. Existing need refers to those households currently living in La Verne which may need assistance finding housing that is appropriate to their need and income. Future need refers to the number of housing units for all income brackets that will be needed over the next five years.

A. EXISTING HOUSING NEEDS

Existing Housing and Housing Units

Table H-2 shows the number of households and housing units in La Verne in 1970, 1980, and 1990. The City grew rapidly between 1970 and 1980, roughly doubling in size. The City has grown considerably since the 1980 census as well. The 1990 census provides the most current and detailed information available for a reliable assessment of local housing needs. This data is discussed in the following sections.

Affordability

Income levels vary widely from one census tract to another in the City. There is a concentration of low and very low income households in census tracts 4015.00, 4016.01, 4016.02, and 4016.03 which include most of the City south of Foothill Boulevard and are roughly comparable to the Foothill Corridor, Lordsburg and South La Verne Planning Areas (Areas 5,6,7, and 8). To some extent, the number of low income households in these areas may be inflated due

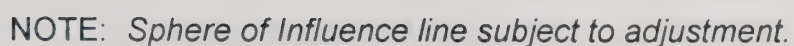
TABLE H-1 - REGIONAL HOUSING NEEDS ASSESSMENT (RHNA)

Future Housing Unit Needs 1-1-88 to 7-1-94

	Total Units	Income Group			
		Very Low	Low	Moderate	Upper
Regional Housing Need	930 (100.0%)	137 (14.73%)	163 (17.53%)	181 (19.46%)	449 (48.28%)
Housing Constructed Since 1-1-88	547	17	0	0	530

Source: SCAG Regional Housing Needs Assessment (1988)

FIGURE H-2



0 2000
SCALE  FEET

TABLE H-2 - EXISTING POPULATION AND HOUSING UNIT

	<u>1970</u>	<u>1980</u>	<u>1990</u>
POPULATION	12,965	23,508	30,897
Families	3,268	6,381	8,796
1 Person	667	1,662	2,047
Total Households	3,935	8,383	10,843
Average Household Size	3.29	2.8	2.85
HOUSING UNITS			
S.F. Detached	2,838	5,071	7,114
S.F. Attached	154	549	565
Duplex	133	161	163
3-4 Units	250	608	689
5 or more	118	792	853
Mobile Homes/Trailers	638	1,521	1,729
Total Units	4,131	8,702	11,113

Source: 1970, 1980, 1990 Census of Population and Housing

to the proximity of the University of La Verne. Student incomes are traditionally low, but scholarships and parental support are not included in reported income. Nevertheless, eighty-seven percent (87%) of all low and very low income households in the City live in these areas. An analysis of local conditions within these census tracts suggests that low and very low income households are located primarily in the Lordsburg and South La Verne neighborhoods.

Table H-3 shows housing expenditures as a percentage of income. In general, a low income household should not pay more than thirty percent (30%) of its income for shelter. However, overpayment by owners is not considered as serious as overpayment by renters. Table H-3 show that in 1990, over eighty-one percent (81%) of all renter households earning less than \$10,000 were paying over thirty percent (30%) of their incomes for housing. These households need help with paying for their housing. Of the 11,113 housing units in La Verne in 1990, approximately twenty-three percent (23%) were renter-occupied. Some of these households have special needs (i.e., are elderly, single-parent, or have a disabled member) and may need rental assistance.

Table H-4 compares median housing costs with median income for La Verne and the region in 1990. Federal standards suggest that a household can afford to buy a home worth up to three times its yearly income. Under this guideline a household earning the 1990 median income of \$46,587 could not afford to purchase the median priced house of \$253,200 in La Verne. However, households earning the 1990 median income could afford the median rent of \$675 without spending more than thirty percent (30%) of their income. For those earning less than \$10,000 per year, however, the median rent was not affordable. Based on 1990 census information, it was estimated that 4,925 households in La Verne are very low to moderate income households. It was estimated that approximately fifty percent (50%) of these households were renters.

Housing Stock Conditions

La Verne is fortunate to have a large inventory of recently-constructed homes in good condition. More than half the City's housing units were built after 1970. However, a substantial portion (1,029 units or nearly ten percent (10%) of the housing stock) was built before 1950, and most of these were built before 1940. Housing of this vintage frequently requires major maintenance or improvement. Included in this inventory of aged housing are most of the homes in Lordsburg (Neighborhood 7). This is the location of the original Lordsburg settlement, the historic center of La Verne.

Although the Lordsburg community has the greatest concentration of older homes in the City, the conditions of these homes is generally good. However, there are areas of dilapidated housing in La Verne. A survey, conducted in 1989, identified 42 deteriorated units, including 20 which would likely require replacement. The majority of these units were located in South La Verne.

TABLE H-3 - HOUSING EXPENDITURES (1990)

INCOME/COST	RENTER	%	OWNER	%
Income < \$10,000	310	100.0%	247	100.0%
Spent 0-19.0%	0	0.0%	52	21.0%
Spent 20.0-24.0%	0	0.0%	21	8.5%
Spent 25.0-29.0%	58	18.7%	11	4.5%
Spent 30.0-34.0%	17	5.5%	37	15.0%
Spent 35.0% or more	235	75.8%	126	51.0%
\$10,000-\$19,999	438	100.0%	223	100.0%
Spent 0-19.0%	20	4.6%	103	46.2%
Spent 20.0-24.0%	11	2.5%	8	3.6%
Spent 25.0-29.0%	34	7.7%	13	5.8%
Spent 30.0-34.0%	38	8.7%	16	7.2%
Spent 35.0% or more	335	76.5%	83	37.2%
\$20,000-\$34,999	748	100.0%	727	100.0%
Spent 0-19.0%	84	11.2%	260	35.8%
Spent 20.0-24.0%	116	15.5%	61	8.4%
Spent 25.0-29.0%	165	22.1%	34	4.7%
Spent 30.0-34.0%	142	19.0%	12	1.6%
Spent 35.0% or more	241	32.2%	360	49.5%
\$35,000-\$49,999	637	100.0%	925	100.0%
Spent 0-19.0%	240	37.7%	256	27.7%
Spent 20.0-24.0%	207	32.5%	117	12.6%
Spent 25.0-29.0%	127	19.9%	111	12.0%
Spent 30.0-34.0%	35	5.5%	97	10.5%
Spent 35.0% or more	28	4.4%	344	37.2%
\$50,000 or more	446	100.0%	4060	100.0%
Spent 0-19.0%	309	69.3%	1679	41.4%
Spent 20.0-24.0%	102	22.9%	607	14.9%
Spent 25.0-29.0%	12	2.7%	599	14.8%
Spent 30.0-34.0%	23	5.1%	540	13.3%
Spent 35.0% or more	0	0.0%	635	15.6%

Source: 1990 Census of Population and Housing

TABLE H-4 - MEDIAN INCOME AND MEDIAN HOUSING COSTS

JURSDICTION	MEDIAN INCOME	MEDIAN VALUE	MEDIAN RENT
La Verne	\$46,587	\$253,200	\$675
Claremont	\$53,479	\$251,800	\$702
San Dimas	\$50,268	\$241,000	\$745
Pomona	\$32,132	\$133,700	\$592
Los Angeles County	\$34,965	\$223,800	\$626

Source: 1990 Census of Population and Housing

Special Housing Needs

Households with special needs are often those which have the hardest time finding a suitable place to live. The state has defined special needs to include overcrowding (more than one person per room), large families, farm workers, the elderly, handicapped, families headed by women and the homeless. Some households may be included in more than one category. For example, many of them are likely to be included in the low and very low income households described previously. Table H-5 identifies special housing needs in La Verne except farm workers and the homeless. Each group is described in this section.

Elderly - More than one-third of the households in La Verne are headed by someone over 65 years of age. The elderly population is concentrated in census tracts 4016.01 and 4016.03, and in particular in the Lordsburg planning area (Area 7). Many seniors live alone in mobile home parks along Arrow Highway or at Hillcrest Homes. Mobile home residents are likely to need assistance with home maintenance problems which may be addressed through the City's housing rehabilitation program which provides grants or loans to those who qualify.

Handicapped - About one household in eight in La Verne has at least one member who is handicapped. However, not all of these households will require modifications to their dwelling units or other forms of assistance. Special needs of handicapped persons may include modifications involving wheelchair accessibility, hand railing, and internal living space modifications. Handicapped households are concentrated in census tract 4016.01.

Large Households/Overcrowding - There are just under 1,464 households in La Verne with five or more members (about fourteen percent (14%) of all households). However, not all of these households have special needs. Other statistics describing the city population, in particular the preponderance of families with children and the predominance of single-family dwelling units, indicate that most of the large households are likely to be nuclear families with three children. These are households whose needs can be met through the conventional housing market. The ratio of overcrowded households to large households (those most likely to be overcrowded) is very small in most parts of La Verne. This conclusion is supported by data on overcrowding. In most portions of La Verne, the ratio of overcrowded households to large households (those most likely to be overcrowded) is very small. The only exception is Tract 4015.00, which includes South La Verne. In this area, the ratio of overcrowded households to large households is fifty-nine percent (59%).

Female Head of Household - Approximately twenty-three percent (23%) of the households in La Verne are headed by women (2,483 households). These households are concentrated in census tract 4015.00. Approximately eighteen percent (18%) of these or 447 were single parent households, women with children. The remaining households (women without children) are likely to be elderly women living alone.

TABLE H-5 - SPECIAL NEEDS BY CENSUS TRACT

Household Type	Census Tract						TOTAL	%
	4002.02	4003.02	4015	4016.01	4016.02	4016.03		
Total Household	3,183	673	1,698	2,141	1,804	1336	*10843	100.0%
Large Households (5+ members)	536	100	208	230	266	129	1464	13.5%
Female Head	278	165	559	472	546	463	2483	22.9%
Elderly Head (65 yrs. +)	275	135	379	665	262	688	2404	22.2%
Overcrowded (1.01+ per room)	78	41	123	65	136	26	469	4.3%
Handicapped	309	72	239	319	197	255	1391	12.8%

* Tract 4013.02 accounts for eight households which have no special needs

* Tract 9300.00 and 4002.01 have no households

Source: 1990 Census of Population and Housing

Farm workers - The Southern California Association of Governments (SCAG) prepared a Regional Housing Allocation Model (RHAM) which indicates that La Verne has 80 low income farm worker households. The loss of the citrus groves and packing industry has left few agricultural jobs in the City. There are no longer migrant farm workers in La Verne who need housing during the harvest. The farm worker households identified by SCAG are most likely employed by ornamental nurseries located in town. Housing needs of farm workers are addressed through the various housing programs of the housing element.

Homeless - The City of La Verne recognizes the increasing significance of the homeless problem and the need to address this issue on a local level. In order to effectively respond to the issue of La Verne's homeless, we must identify the nature of this population, as well as their numbers.

The 1990 Census recorded no homeless in the City of La Verne. The City presently has no emergency shelters of its own. The few homeless in the City that may be present at any given time are provided emergency services, such as food, clothing, and shelter by community churches. La Verne's Church of the Brethren serves as the primary provider to the homeless and estimates the City's homeless population to be very small. In fact, the church annually provides shelter to only approximately 12 individuals/families throughout the year, including refugees. Emergency shelter is also provided by the American Red Cross and the Salvation Army in the neighboring City of Pomona.

Public and private social organizations which serve the community indicate that most "homelessness" in La Verne is best defined as temporary displacement - the result of job layoff, eviction, or family disputes. The resources of community churches and organizations appear adequate to handle this type of homelessness in La Verne, directing the City's efforts toward preventative measures. Therefore, our emphasis must be in identifying those who are potentially at risk of becoming homeless and providing the necessary assistance.

To help address the needs of the homeless, the City has directed CDBG funds to programs developed to aid the homeless or those in danger of becoming homeless. These programs include the Pomona-Inland Valley Hunger Program, Pomona Neighborhood Center's Cold/Wet Weather Emergency Shelter Program For The Homeless, and the House Of Ruth. These programs are discussed in greater detail in the Housing Program section of this housing element. In addition, the City adopted the Foothill Boulevard Specific Plan in 1989 which allows community facilities including shelters for the homeless to be established within the Commercial Office (CO) district as conditional uses requiring the approval of a conditional use permit by the City.

The City has a number of housing programs designed to address the needs of the above mentioned groups. These programs are discussed in the following section and are summarized in Table H-6. In addition to these housing programs, this housing element also contains goals and policies for preservation of La Verne's housing and neighborhoods; the provision of adequate housing for all economic segments of the community; the provision of adequate sites for housing; and equal access to housing regardless of race, sex, national origin, physical or marital status.

B. FUTURE HOUSING NEEDS

The 1988 SCAG Regional Needs Assessment (RHNA) estimated that La Verne's share of the county's housing need was 930 units between 1988 and 1994, or approximately 186 units per year (Table H-1). Because SCAG will not be preparing a new RHNA until funding becomes available, this housing element will continue to refer to previous allocations.

Table H-7 shows the residential development capacity of significant vacant land in the City. As shown in the table, an additional 979 units could be built. Most of these units will be for those households in the upper income group. New dwelling units for those households in the very low to moderate income groups will be obtained through mixed-use development in Lordsburg, through the City's density bonus program, through the construction of second units on single-family lots, and through other various housing programs. However, La Verne may still not be able to completely meet the goals of the RHNA or 481 new dwelling units for very low to moderate income households in the near future.

III. HOUSING STRATEGY

A. HOUSING DEVELOPMENT CONSTRAINTS

There are many constraints which can affect the development of affordable housing. This section discusses both governmental and nongovernmental constraints.

Governmental Constraints:

Land Use - Much remaining vacant residentially-zoned land in La Verne is located in the hillside areas with significant environmental and development constraints such as steep slopes, fire hazards, flooding and mudslide hazards. Building to mitigate these hazards and to preserve as much of the environmentally sensitive terrain as possible drives up the cost of development in these areas. Residential land use designations in the City provide for a wide range of housing types. Allowable densities range from 0-2 units per acre in the single-family zone, to up to 15 units per acre in the high density multiple-family zone. Most of the land in the City is designated and used for single-family homes; however, adoption of the Foothill Boulevard Specific Plan and the Lordsburg Specific Plan have created opportunities for the development of multi-family and senior citizen housing as well as mixed use projects involving a mix of residential and commercial uses. The Foothill Boulevard Specific Plan also allows, as conditional uses within the Commercial Office (CO) district, the establishment of homeless shelters and/or transitional housing. Conditional uses are subject to the approval of conditional use permits by the City of La Verne.

Environmental Issues - Environmental constraints can limit the amount of development proposed which may tend to increase the cost of the resulting housing project. As mentioned above, much of the remaining residentially zoned land in the City is located in the environmentally sensitive hillside areas. Environmental and development constraints tend to prohibit or restrict development of these areas. Environmental constraints are closely tied to land use constraints.

Fees and Improvements - Fees for residential development in La Verne average approximately \$13,000-\$15,000 per unit in the hillside areas and approximately \$9,000-\$10,000 per unit in the rest of the City (not including plan check or permit fees). Other development fees which are charged vary based on the type, complexity, and impacts generated by the project. La Verne's fees are comparable to those of nearby communities and other jurisdictions in Southern California.

Local Processing and Permit Procedures - In the past, the time from first application to issuance of an occupancy permit could be as long as 18 months, a time period that was comparable to neighboring cities. In 1991, the City Council adopted new permit streamlining procedures to help expedite permit approvals. Six procedures were instituted which would aid processing and permit procedures:

1. Elimination of Unnecessary Review - Elimination of Development Review Committee review for all applications in which no new construction is involved.
2. Increased Building Division Hours - The principal building inspector is available up to four additional hours a week to provide afternoon service for those applicants unable to make the morning schedule.
3. Computer Tracking - Building division logs are to be placed on a computer tracking system by the contract building staff.
4. Staff Development - Community Development Department training programs, and a customer service training program for all City employees are to be provided.
5. Revised Project Deposit System - Program revisions to the billing system to streamline and reduce time spent producing and processing billings.
6. Public Information:
 - Implementation of a series of public information workshops - one each for homeowners and small business people - in cooperation with the Chamber of Commerce.
 - Completion of the ongoing update of the brochure series to keep the general public well informed of City procedures.
 - Completion of the pending release of a quarterly development newsletter.
 - Development of a handbook, in cooperation with the City's business license staff and Chamber of Commerce, geared to new business people.

Nongovernmental Constraints:

Nongovernmental constraints also contribute to the difficulty of obtaining affordable housing; however, these constraints are beyond the control of local government.

Construction Costs - Construction costs for a wood frame single-family house of average to good quality and ranging from 1,501 square feet to 3,000 square feet is approximately \$66.30 per square foot. Rising costs of housing construction can be attributed to the rising costs of building material and energy.

Land Costs - Land costs in La Verne have risen over the last few years due to the dwindling supply of vacant land and the general desirability of the area. The cost of a residential lot is \$100,000-\$300,000 in the northern part of the City and \$60,000+ in the southern portion. The increase in land costs consequently result in an increase in housing costs.

Financing - Major private market constraints to housing production include the availability and cost of financing, availability and cost of land and construction materials and labor costs. Of these, the availability and cost of financing is critical.

Interest Rates - High fluctuating interest rates tend to result in homes out of the reach of most consumers. Current interest rates have permitted a housing recovery; however, these rates still deny a certain percentage of households the opportunity for home ownership and make it difficult for some renters to find affordable rental housing.

Profit, Marketing and Overhead - Rising marketing and overhead costs contribute to the rising costs of housing. These increased costs result from the need to attract buyers through increased and expensive advertising and marketing strategies.

B. POTENTIAL SITES FOR HOUSING

As indicated in Table H-7, the total number of new units that could be constructed on vacant land is 979. Figure H-3 shows the general location of existing vacant land. The location and condition of remaining vacant residential land places a significant limitation on La Verne's ability to accommodate its share of County housing needs. As Table H-7 reflects, much of this land is in hillside locations with many environmental constraints and development limitations. Due to slope instability, access problems, lack of water and sewer service, and drainage problems, whatever development does occur here must be low density (less than one unit per acre in many instances) and is likely to be expensive because of the cost of improvements.

The route of the proposed Foothill Freeway through La Verne will consume a great deal of land which might otherwise be suitable for development, both for housing and for other uses. Development of the freeway is expected to result in the loss of approximately 200 homes; fortunately, none of these homes are considered low income housing units.

In today's municipal finance climate, it would be fiscally irresponsible for La Verne to completely devote potentially revenue-producing commercial and industrial lands to residential use. Many vacant commercial and industrial sites are not suitable for residential use due to noise, traffic and proximity to Brackett Field and the Pomona Fairgrounds.

Mixed-use planned developments which incorporate some higher density residential development with commercial uses may, however, be feasible. The City allows and encourages mixed-use (residential and commercial) in Lordsburg and in the Foothill Boulevard Specific Plan area, increasing the potential for additional housing units. Table H-7 and Figure H-3 identify significant vacant sites which could be developed for housing. Most of these sites are zoned for single family housing.

C. ENERGY CONSERVATION

Increasing utility costs have the effect of reducing the affordability of housing. In order to promote energy conservation in residential development, La Verne has employed the following measures:

- **Solar Energy** - In order to encourage the use of solar energy, the City does not allow one residential unit to block the potential for the use of solar energy by another. In addition, the City has a solar design ordinance that requires passive solar heating in all new single family residential unit subdivisions.
- **Title 24** - The City actively enforces Title 24, State of California Energy Construction Standards.
- **SCE Programs** - To promote conservation of electricity, Southern California Edison provides free energy audits and conservation programs to La Verne residents.
- **Design Review** - The City's design review process requires a review of energy conservation opportunities during project design review.

D. PRESERVATION OF EXISTING HOUSING

To preserve the soundness of existing single-family homes, La Verne uses Community Development Block Grant (CDBG) funds to provide fair housing services and redevelopment tax increment funds to finance low interest loans and emergency repair grants to lower income homeowners and owners of rental units. Because of the difficulty in constructing new affordable housing in La Verne, the City has focused on retaining both the quality and the quantity of its inventory of existing affordable housing. La Verne currently has two federally-assisted housing developments: a 96-unit apartment called La Verne Terrace (Section 236) and a 140-unit senior citizen housing complex, Canyon Terrace (Section 8). In addition, the City has an 85 unit senior citizen apartment housing complex, called Heritage Village, in which 17 units have rent caps. This project is tax

exempt bond financed through the Los Angeles County Housing Authority. La Verne's Mobile Home Park Rent Control Ordinance and Condominium Conversion Ordinance also serve to preserve affordable housing. Mobile home parks alone contain a total of over 1,700 units and are a major affordable housing resource for senior citizens.

Preservation of Assisted Housing

Under new state housing element law (Chapter 1451, and Chapter 889, Statutes of 1989, amended Section 65583 of the Government Code), jurisdictions are required to prepare an analysis identifying low-income housing projects at-risk of conversion to non-low income housing. The analysis is to identify actions (programs) which can be taken to preserve at-risk units; plan for the prevention or minimization of tenant displacement; and preserve local affordable housing units. The analysis of assisted units which are at risk of being lost is made using a ten-year analysis period, and its two five-year subsets. La Verne's analysis period spans from July 1, 1989 to July 1, 1999. The first subset runs from July 1989 to July 1994, the second from July 1994 to July 1999.

There are three assisted housing projects in the City of La Verne:

PROJECT #1

Name: La Verne Terrace Apartments, 2132 Blossom Lane, La Verne, CA. 91750

Owner: La Verne Terrace Co., 4675 Macarthur Ct., #350, Newport Beach, CA. 92660

Assistance: Section 236 HUD financing (40 year)

Risk of Los: Earliest date to prepay loan October 23, 1993 or owners can choose to stay in the program for an additional 20 years.

Number of Units at Risk: 96

PROJECT #2

Name: Heritage Village, 2500 Damien Ave., La Verne, CA. 91750

Owner: Corporate Fund For Housing, 6029 Bristol Parkway, #200, Culver City, CA. 90230

Assistance: L.A. County Housing Authority - Tax Exempt Bond Financed

Risk of Loss: Earliest date of loss is 2017

Number of Units at Risk: 85 Elderly (20% of units have a rent cap-Voluntary Section 8)

PROJECT #3

Name: Canyon Terrace, 2400 San Dimas Cyn. Road, La Verne, CA. 91750

Owner: Canyon Terrace, 9350 Wilshire Blvd., #250 Beverly Hills, CA.

Assistance: Section 221B - Section 8

Risk of Loss: HUD reports these units are not considered at risk as the contract is administered by L.A. County and they are not subject to prepayment - the earliest date of loss would be the year 2013

Number of Units at Risk: 141 Elderly

Analysis of the three projects indicate that only the La Verne Terrace Project (Project #1) was at risk of conversion within the ten-year analysis period. The earliest date of prepayment was October 23, 1993; however, contact with the property owners and the U.S. Department of Housing and Urban Development (HUD) has confirmed that the project owners have filed a notice of intent to preserve the affordability of the units and have completed a plan of action (POA) now under review by HUD.

The City of La Verne will not lose assisted units due to conversion. A checklist to confirm the lack of at-risk units pursuant to Government Code Section 65583 (A) (B) has been completed and made a part of this report. The sources used to make this determination were:

- U.S. Department of Housing and Urban Development
- Project Owners/Management Companies
- Los Angeles County Housing Authority

IV. HOUSING PROGRAM

A. HOUSING GOALS AND POLICIES

This section of the Housing Element contains the goals, policies and implementation measures that have been developed to address the City's housing issues. The following is an identification of each housing issue followed by the supporting policies and implementation measures. In addition, a discussion of each of the City's housing programs is included (Table H-6 is a summary of the City's housing programs).

Preservation of Existing Housing Stock

ISSUE: La Verne is primarily a residential community. Most of the homes were built after 1970. A substantial percentage, however, were constructed before 1940.

1. GOAL: Preserve La Verne's housing and neighborhoods.

POLICIES:

The City shall:

- 1.1 Maintain a strong code enforcement program.
 - 1.2 Develop a residential property maintenance ordinance as part of the Zoning Ordinance revision.
 - 1.3 Study a residential property occupancy procedure requiring pre-sale code inspection and compliance before title to the property is transferred.
 - 1.4 Continue to use Community Development Block Grant (CDBG) and redevelopment funds to provide below market interest rate loans and grants to lower income households for the repair and upgrade of their homes.
 - 1.5 Expand the residential rehabilitation program to include loans for repair of rental properties.
 - 1.6 Expand the residential rehabilitation program to include a tool bank and expert advisors for homeowners who want to do the repair work themselves.
 - 1.7 Continue to provide specialized assistance on the repair and maintenance of mobile homes.
- 2. GOAL: Promote the historic preservation of homes and other structures that are part of La Verne's past.**

POLICIES:

The City shall:

- 2.1 Continue to designate Lordsburg (Neighborhood 7) and South La Verne (Neighborhood 8) as target neighborhoods for concentrated housing rehabilitation assistance under the programs in Policies 1.4 and 1.5 above.
- 2.2 As part of a city-wide historic preservation ordinance, prepare guidelines and standards to assist property owners of historic homes to repair and renovate them on a historically and architecturally sensitive manner.

Existing Housing Need

ISSUE: The cost of new housing in La Verne is so high that low and moderate income households cannot afford to buy or rent new homes in the City. Existing affordable housing includes mobile homes, apartments and smaller homes in the older sections of the City.

3. **Goal: Maintain a balance of housing types and price levels to meet the needs of all residents of the community.**

POLICIES:

The City shall:

- 3.1 Continue to retain existing mobile home parks in La Verne.
 - 3.2 Continue to enforce provisions of the Condominium Conversion Ordinance limiting conversion of apartments to condominiums.
 - 3.3 Increase the chances of home ownership for low and moderate income households through a "sweat equity" program in which the participants pay their share of housing costs by helping to construct new houses.
 - 3.4 Continue to preserve senior occupancy mobile home parks in La Verne.
 - 3.5 Continue to support the role of Hillcrest Homes (a retirement community) in providing for the housing needs of senior citizens.
 - 3.6 Require that all new projects for senior citizens and the disabled have designers and operators experienced in serving these groups.
4. **GOAL: Adequate provision of housing for all economic segments of the community.**

POLICIES:

The City shall:

- 4.1 Continue and expand housing programs identified in Table H-6.
- 4.2 Cooperate with the Los Angeles County Community Development Commission, the U.S. Department of Housing and Urban Development and nonprofit organizations seeking to expand the supply of affordable housing.
- 4.3 Encourage private lenders to provide alternative financing methods to make home ownership available to a greater number of households.
- 4.4 Continue participation in the Section 8 Existing Housing Rental Assistance program, under contract with the Los Angeles County Housing Authority.
- 4.5 Encourage innovative housing types that will help meet the City's "fair share" of low and moderate-income housing.
- 4.6 Encourage the use of single family dwelling units as a source of affordable rental stock.

Future Housing Needs

ISSUE: Existing vacant residential land is located primarily in hillside areas with significant environmental constraints. Large parcels of vacant property in La Verne are reserved for future industrial and commercial development.

5. GOAL: To provide adequate sites to meet the community's housing goals.

POLICIES:

The City shall:

- 5.1 Prohibit housing development on land which is environmentally unsuitable.
- 5.2 Through density bonuses and fee reductions, encourage inclusion of affordable housing in mixed-use planned developments.
- 5.3 Target the Lordsburg area (Neighborhood 7) for higher density mixed commercial and small scale rental residential development in order to provide increased housing sites for the elderly and handicapped.

Special Housing Needs

ISSUE: Households with special needs often have the hardest time finding adequate housing. La Verne has significant populations of the following special needs groups: the elderly, the handicapped and low income households headed by women (with and without children). Although not a large special needs group in La Verne, the homeless are in need of assistance as well.

- 6. GOAL:** Equal access to housing regardless of race, sex, national origin, physical or marital status.

POLICIES:

The City shall:

- 6.1 Encourage use of barrier-free architecture in new housing development.
- 6.2 Support the efforts of nonprofit organizations providing information, counseling and arbitration on fair housing laws and landlord-tenant laws.
- 6.3 Encourage construction of second units for elderly housing in La Verne.
- 6.4 Combat discrimination and red-lining practices in mortgage lending and insurance underwriting.
- 6.5 Support local, nonprofit agencies near La Verne that serve the homeless.
- 6.6 Consider allowing shelters, counseling centers and other services for the homeless to operate in La Verne with a conditional use permit.
- 6.7 Support and encourage sweat equity and limited equity cooperative housing programs.

B. IMPLEMENTATION MEASURES

- 1. Where named as the responsible agency, continue the housing programs described in Table H-6. These programs will be used to attain the Regional Housing Needs Assessment (RHNA) goals for needed units (RHNA goals for new units are shown in Table H-1).
- 2. Enact property maintenance and occupancy ordinances.
- 3. Allocate staff time to implement the property maintenance and occupancy ordinances and maintain an effective code enforcement program.

4. Allocate additional staff time to expand the residential rehabilitation program to include a tool bank; rehabilitation advisors; loans for repair of rental properties; and repair/rehabilitation assistance for mobile homes.
5. Enact restrictions on subdivision of mobile home parks.
6. Review building and development requirements and standards and modify those found to be unnecessary or excessive.
7. Encourage mixed-use projects (commercial and residential) in the Lordsburg neighborhood under the Lordsburg Specific Plan.
8. Prepare and distribute a pamphlet outlining the requirements for residential construction. Streamline the application process for development of these units, and consider removal of other restrictions that are currently part of the zoning ordinance.
9. Withdraw City business from institutions that discriminate and engage in red-lining.
10. Determine how changes in tax law affect bonds issued under the Redevelopment Construction Loan Act (SB99). If financially feasible, develop single-family subdivision affordable to first time buyers, which was funded by a \$24 million bond issue in 1983. If financially feasible, develop an additional 200 units by this means.
11. Prohibit discrimination against families in rental housing.
12. Work with church groups and community service organizations to form an "assistance squad" to help seniors and the handicapped with some of the simpler maintenance chores around their homes.
13. Continue to enforce state and federal anti-discrimination laws.
14. Continue the current residential rehabilitation program for owner occupied units at a level of approximately 30-40 grants and 3-5 loans per year for the next five years.
15. Give local nonprofit organizations serving the homeless (such as People Place in Claremont, Pomona Valley Council of Churches, or Tri-City Mental Health) a yearly grant for their work.

16. Allow nonprofit organizations that provide services to the homeless (including shelters) to locate in specified commercial and industrial zones with a conditional use permit. Amend the zoning ordinance to include standards for these uses.
17. Compile an information and referral resource list of organizations in the area that assist the homeless (including those in danger of becoming homeless). This list will be made available at city hall and distributed to local nonprofit agencies and the police and fire departments.
18. Apply for funds from the California Self-Help Housing Program (CSHHP) through the State Department of Housing and Community Development (HCD). This program funds local government agencies and nonprofit corporations, who in turn fund building and rehabilitation of residential projects for low and moderate income households. CSHHP also provides information to self-help housing organizations including conferences, information on financing sources, and building techniques.
19. Initiate a neighborhood housing services (NHS) program. This program involves a revolving loan fund used by low and moderate income homeowners to repair and rehabilitate their units. Seed money for the loan fund can be obtained from the Neighborhood Reinvestment Corporation (NRC), a national nonprofit corporation. An NHS program is a local partnership of business people, local government and homeowners that work together to stabilize and improve residential neighborhoods.
20. Continue to work with the Fair Housing Foundation of Long Beach to promote fair housing practices in La Verne.
21. Develop additional incentives for development of affordable housing units. These incentives can include City-funded architectural and landscape amenities; reduced processing times; and City procured State funding.
22. Compile information on sources of funding for housing and housing programs for affordable housing. This information can be obtained from the State Department of Housing and Community Development (HCD). This information will be updated on a yearly basis.
23. Grant density bonuses to developers who provide at least 25 percent of units in a housing project greater than five units for low and moderate income households, or at least 50 percent for the elderly (State Law - Government Code Section 65915). The density bonus must be at least 25 percent over the maximum density allowed for the property.

24. Use CDBG funds to fund the tool bank component of the residential rehabilitation program.
25. Establish a neighborhood beautification program aimed at CDBG target census tracts and the apartment buildings on Price and Hayes Drive.
26. Allow housing and health services within the Foothill Corridor with a conditional use permit.
27. Identify a staff person to act as an "ombudsman" for homeowners interested in constructing a second unit. This staff person would be knowledgeable about City processes and requirements for second units and would be able to assist the homeowner with application completion and processing.
28. Evaluate the existing second unit ordinance to determine if the standards can be changed to make it easier to build a second unit without compromising good design and planning practices.
29. Establish a cooperative housing program under the direction of the community development department to assist in the development of affordable housing projects in the City. The program shall include, but not be limited to, the following components:
 - Establishment of a sweat equity housing program for vacant infill lots.
 - Designation of a building division staff member to provide skilled construction assistance to participants in sweat equity housing programs.
 - Provision for technical assistance to other individuals or organizations wishing to establish cooperative housing programs in the City.
 - Loan and/or grant funding from block grant funds, a portion of the redevelopment agency's required housing set-aside funds, or other source available to the City.

C. HOUSING PROGRAMS

The housing needs of La Verne have been identified in the previous section of this Housing Element. The goals and policies set forth in the element address these housing needs and are implemented through several housing programs identified in this section. These programs are summarized in the Summary of Housing Programs (Table H-6) which identifies program funding, the responsible agency, the time frame for implementation, and the 5-year goal of each program.

The housing programs discussed in this section include existing programs currently in use and the new programs which will address those needs not satisfied by the City's previous Housing Element.

EXISTING PROGRAMS:

1. **Housing Rehabilitation Program** - The City's Redevelopment Agency provides housing rehabilitation grants and low interest loans to low income households using redevelopment 20% tax increment housing funds.

OBJECTIVE: The City will continue to process applications for the program as they come in. The City expects to process 30-40 grants and 3-5 loans annually for the next five years.

RESPONSIBILITY: La Verne Redevelopment Agency, Community Development Department

SCHEDULE: Ongoing program subject to availability of funding.

2. **Rental Rehabilitation** - The City's Redevelopment Agency provides rental housing rehabilitation subsidies, grants and low interest loans to eligible households using redevelopment 20% tax increment housing funds. These funds are used by the Redevelopment Agency for the purposes of increasing, improving and preserving the City's supply of housing for persons and families of low/moderate income.

OBJECTIVE: The City will continue to process applications for the program as they come in. The City expects to process 5 grants and 5 loans annually for the next five years.

RESPONSIBILITY: Redevelopment Agency, Community Development Department

SCHEDULE: Ongoing program subject to availability of funding.

TABLE H-6 - SUMMARY OF HOUSING PROGRAMS

Housing Program	Program Objective	5-Year Goal	Funding Source	Responsible Agency	Time Frame
1 Housing Rehabilitation	Rehabilitate existing housing	30-40 grants annually 3-5 loans annually	Redevelopment housing funds	Redevelopment Agency Community Dev. Dept.	Ongoing
2 Rental Rehabilitation	Rehabilitate existing rental housing	5 grants annually 5 loans annually	Redevelopment housing funds	Redevelopment Agency Community Dev. Dept.	Ongoing
3 Manufactured Housing	Encourage use of manufactured housing as affordable housing	Encourage manufactured housing as alternative	City of La Verne	Community Dev. Dept.	Ongoing
4 Mobile Home Rent Control	Control rent increases to reasonable levels	Control rent increases to preserve affordable housing	City of La Verne	Administration	Ongoing
5 Second Units	Allow second units in single-family zones with CUP	Continue to promote ordinance	City of La Verne	Community Dev. Dept.	Ongoing
6 Condo. Conversion Ord	Preserve affordable housing by discouraging conversions	Continue to promote Ordinance	City of La Verne	Community Dev. Dept.	Ongoing
7 Fair Housing Program	Provide fair housing services to low income households	Continue to provide services	CDBG funds	Community Dev. Dept.	Ongoing
8 Section 8	Rental subsidies for low to very-low income households	Promote program	HUD	LACDC	Ongoing
9 Revenue Bonds	Consider use of revenue bonds to develop affordable housing	Review feasibility of using revenue bonds	Redevelopment	Redevelopment Agency	Ongoing
10 Density Bonus Prog.	Offer density bonuses as incentives for development of affordable housing	Continue to offer bonuses to qualifying projects	City of La Verne	Community Dev. Dept.	Ongoing

TABLE H-6 - SUMMARY OF HOUSING PROGRAMS (cont.)

Housing Program	Program Objective	5-Year Goal	Funding Source	Responsible Agency	Time Frame
11 Code Enforcement	Provide a strong code enforcement program	Continue to provide strong code enforcement	City of La Verne	Police Department	Ongoing
12 Land Write Down Fund	Agency to write-down land costs for projects providing affordable housing	Develop the program	Redevelopment housing funds	Redevelopment Agency	By 1998
13 Housing Preservation Incentives	Offer incentives for the preservation of housing	preserve existing housing	Redevelopment	Redevelopment Agency Community Dev. Dept.	Ongoing
14 Revolving Loan Fund	Provide loans and/or grants for special needs housing	Develop the program	Redevelopment housing funds	Redevelopment Agency Community Dev. Dept.	By 1998
15 Sweat Equity Loan/Grant Fund	Provide loans and/or grants for development of sweat equity housing	Develop the program	Redevelopment housing funds	Redevelopment Agency Community Dev. Dept.	By 1998
16 Mortgage Assistance	Provide mortgage assistance to first-time homebuyers	Continue participation in program	HUD	LACDC	Ongoing
18 Homeless Shelter/Transitional Housing	Allow homeless shelters/transitional housing with CUP	Continue to allow uses CUP	City of La Verne	Community Dev. Dept.	Ongoing
19 Emergency Shelter	Provide emergency shelter to the homeless	Continue to participate in program	CDBG	Community Dev. Dept.	Ongoing
20 Hunger Program	Provide emergency food assistance to homeless	Continue to participate in program	CDBG	Community Dev. Dept.	Ongoing
21 House of Ruth	Provide services to battered woman and their children	Continue to participate in program	CDBG	Community Dev. Dept.	Ongoing

LA VERNE

HOUSING POLICY MAP

FIGURE H-1



SOURCE: City Redevelopment Agency.



NOTE: Sphere of Influence line subject to adjustment.

0 2000
SCALE FEET

3. **Manufactured Housing** - The City will encourage the use of manufactured housing provided they meet State standards and are in accordance with the La Verne Municipal Code and Uniform Building Code.

OBJECTIVE: To provide an alternative source of affordable housing.

RESPONSIBILITY: Community Development Department

SCHEDULE: Ongoing program.

4. **Mobile Home Rent Control** - The City will continue to enforce the Mobile Home Rent Control Ordinance to ensure affordability of housing in mobile home parks and to keep rent increases at very reasonable levels. Increases in rent will be no greater than the U.S. Department of Labor Consumer Price Index.

OBJECTIVE: To encourage and maintain affordability of housing in mobile home parks.

RESPONSIBILITY: City Administration

SCHEDULE: Ongoing program.

5. **Second Units** - The City will continue to review applications for the construction of second units on single family residential lots subject to the approval of a conditional use permit. The City will assist property owners who are interested in second units and are able to meet established requirements.

OBJECTIVE: To provide additional source of affordable housing in second units on single family lots as permitted by the Municipal Code. The City will review applications as they are submitted.

RESPONSIBILITY: Community Development Department, Planning Commission

SCHEDULE: Ongoing program.

6. **Condominium Conversion Ordinance** - The City will continue to enforce the Condominium Conversion Ordinance and will discourage conversions in order to preserve existing affordable housing.

OBJECTIVE: Monitor existing affordable housing units and take actions as needed to preserve affordable status.

RESPONSIBILITY: Community Development Department

SCHEDULE: Ongoing program.

7. **Fair Housing Program** - The City will continue to provide fair housing services. The program is funded through Community Development Block Grants (CDBG) funds and Administered by the Fair Housing Foundation to ensure that housing consumers are given an equal opportunity to rent, lease or purchase housing of their choice without regard to race, national origin, religion, handicap, sex, familial status, age, sexual orientation, marital status or other arbitrary reasons. Services include but are not limited to investigations of discrimination complaints, landlord tenant services and fair housing information and education. Persons served under this program are primarily (60%+) of low and very low income.

OBJECTIVE: The City will continue to allocate available CDBG funds to facilitate this program which provides services to approximately 65 persons annually.

RESPONSIBILITY: Community Development Department

SCHEDULE: This program is ongoing based on the availability of CDBG funds.

8. **Section 8** - The City will continue to cooperate with the Los Angeles Community Development Commission (LACDC) Section 8 Certificate/Voucher Rental Assistance Program. The program provides rent payment subsidies from HUD to very low income households in privately owned units. This program is funded through HUD rent subsidy funds and administered by the LACDC/Housing Authority. As of March, 1993, there were 36 assisted households in La Verne.

OBJECTIVE: Continue cooperation with LACDC and HUD to promote the program and encourage eligible property owners to participate thereby creating opportunities for affordable housing.

RESPONSIBILITY: Los Angeles Community Development Commission

SCHEDULE: Ongoing program.

9. **Revenue Bonds** - The City will examine the feasibility of purchasing a mobile home park or condominium development for affordable housing purposes.

OBJECTIVE: To preserve existing affordable housing in the City.

RESPONSIBILITY: La Verne Redevelopment Agency

SCHEDULE: The City is investigating the feasibility of a purchase at the present time.

10. **Density Bonus Program** - The City will grant density bonuses, pursuant to state law, to projects which qualify and involve the construction of low income housing or senior citizen housing.

OBJECTIVE: Encourage the development of low income housing and/or senior citizen housing by offering density bonuses to developers with qualifying projects. Provide density bonuses, if applicable, to residential development proposals on Site 7 and Site 9 of the Foothill Boulevard Specific Plan.

RESPONSIBILITY: Community Development Department, Planning Commission

SCHEDULE: Ongoing. The Density Bonus Program is in place and available to projects which qualify. This is an ongoing program.

11. **Code Enforcement Program** - The City will continue an effective Code Enforcement to assist in the implementation of City housing programs. Code enforcement responsibilities were transferred to the La Verne Police Department in January, 1994.

OBJECTIVE: Provide a Code Enforcement Program to assist the implementation of overall City housing programs.

RESPONSIBILITY: La Verne Police Department

SCHEDULE: Ongoing Program.

New Programs:

12. **Land Write-Down Fund** - The City will explore the feasibility of a fund allowing the Agency to write down land costs for developers who agree to provide 25 percent of the units constructed for very low to moderate income first-time home buyers. The program will be funded through redevelopment housing funds and in part by affordable housing linkage fee revenues.

OBJECTIVE: To develop and offer financial incentives to promote the development of housing for very low to moderate income first-time home buyers.

RESPONSIBILITY: La Verne Redevelopment Agency, Community Development Department

SCHEDULE: Develop program by the third year.

13. Housing Preservation Incentives - The City will offer incentives for the preservation of housing:

- Use of Mills Act contracts to preserve identified historic or significant structures for a minimum 10-year cycle including contract terms to maintain affordability.
- Creation of a La Verne Redevelopment Agency cost center to fund preservation linked housing programs including adaptive reuse.
- Housing rehabilitation and loan programs serving historic Lordsburg neighborhoods.
- Reduce building permit fees for earthquake or other disaster affected residential housing stock.

OBJECTIVE: To preserve and promote housing in historic or significant structures in the City by offering incentives.

RESPONSIBILITY: Redevelopment Agency, Community Development Department

SCHEDULE: Ongoing Program.

14. Revolving Loan Fund/Special Needs - The City will explore the feasibility of a fund offering loans or grants for the provision of special needs housing falling into the following key categories:

- Senior Citizens/Low-Moderate Income
- Physically Handicapped
- Female Head of Household

OBJECTIVE: To establish a fund offering loans or grants directed towards the provision of special needs housing.

RESPONSIBILITY: Redevelopment Agency, Community Development Department

SCHEDULE: Develop program by the third year.

15. **Sweat Equity Loan/Grant Fund** - The City will explore the feasibility of a fund offering loans or grants for the development of sweat equity housing on infill lots.

OBJECTIVE: To provide a program by which individuals may obtain housing through participation.

RESPONSIBILITY: Redevelopment Agency, Community Development Department

SCHEDULE: Develop program by the third year.

16. **Mortgage Assistance Program** - The City will explore the possibilities of a program offering bond financed or other mortgage assistance to first-time home buyers, accompanied by educational program requirement in some cases.

OBJECTIVE: To assist first-time home buyers purchase homes through the provision of mortgage assistance.

RESPONSIBILITY: Community Development Department, LACDC

SCHEDULE: A program is currently in place with the City listed as a participant.

17. **Homeless Shelters/Transitional Housing** - The City will continue to allow, as conditional uses, homeless shelters and transitional housing in the Commercial Office district of the Foothill Boulevard Specific Plan

OBJECTIVE: To allow locational opportunities, subject to conditional use permits, to organizations which assist the homeless and those in need of transitional housing.

RESPONSIBILITY: Community Development Department

SCHEDULE: Ongoing program. The City will review applications as received.

18. **Cold/Wet Weather Emergency Shelter Program For The Homeless** - The City will continue to participate in L.A. County's program to provide emergency shelter services to homeless residing in the City of La Verne. The program provides emergency shelter services during the cold and rainy period of the year, from November through March. During weather-activation periods, shelters are open when temperatures are 40 degrees or below, or when there is a 50% or higher probability of rain. Homeless people are picked up at designated sites and transported to shelters where they receive food and lodging, and returned to the pick-up sites the following morning. Women, children, the handicapped and elderly are provided with vouchers for transportation and overnight stays at local motels.

OBJECTIVE: To provide temporary shelter to the homeless.

RESPONSIBILITY: Community Development Department

SCHEDULE: This program is ongoing based on the availability of CDBG funds.

19. **Pomona-Inland Valley Hunger Program** - The City will continue to participate by allocating CDBG funds toward the hunger program which provides verified low-income persons a five-day supply (15 meals total) of emergency food assistance. The program provides food to hungry people and seeks to prevent homelessness.

OBJECTIVE: To provide temporary shelter to the homeless and those in danger of becoming homeless.

RESPONSIBILITY: City Council, Community Development Department

SCHEDULE: This program is ongoing based on the availability of CDBG funds.

20. **House of Ruth** - The City will continue to allocate CDBG funds to this program which provides quality domestic violence services to low and moderate income battered women and their children from the City of La Verne. The program includes 24-hour accessibility, emergency safe shelter and outreach and prevention services.

OBJECTIVE: To provide assistance to battered women and their children. This program seeks to assist those in danger of becoming homeless.

RESPONSIBILITY: City Council, Community Development Department.

SCHEDULE: This program is ongoing based on availability of CDBG funds.

LA VERNE

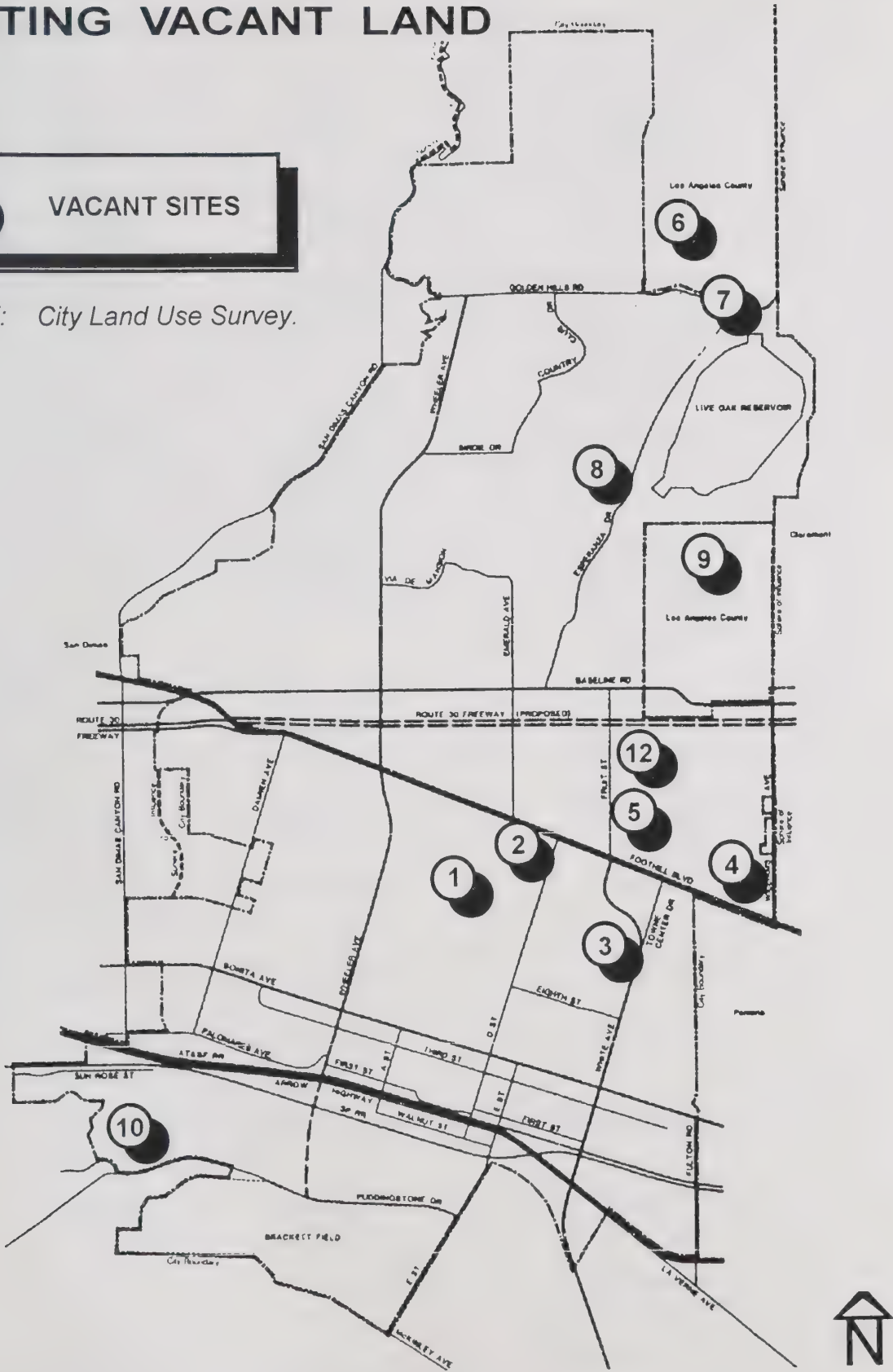
EXISTING VACANT LAND

FIGURE H-3



VACANT SITES

SOURCE: City Land Use Survey.



NOTE: Sphere of Influence line subject to adjustment.

0 2000
SCALE  FEET

TABLE H-7 - INVENTORY OF VACANT SITES

Site	General Plan Land Use Category	Zoning Category	Acreage	Potential Dwelling Units
1	Community Facility	Institutional (Hillcrest Homes)	8.82	173 Senior
2	Commercial	Foothill Blvd. Specific Plan Study site #4	6	● 48 Attached Units (8 D.U./AC.) ● 150 Attached Units (25 D.U./AC. Senior Housing)
3	Commercial	Foothill Blvd. Specific Plan Study Site #7	6	60-72 Attached Units (10-12 D.U./AC.)
4	Commercial	Foothill Blvd. Specific Plan Study site #9	4	● 39 Attached Units (10 D.U./AC.) ● 99 Attached Units (25 D.U./AC. Senior Housing)
5	Commercial	Foothill Blvd. Specific Plan Study site #10	4	100 Attached Units Senior Housing (25 D.U./AC.)
6	Hillside Resid. (0-2 D.U./AC.)	Marshall Cyn. Estates	293.6	*182 Detached Units
7	Hillside Resid. (0-2 D.U./AC.)	Rancho Esparanza	10	*19 Detached Units
8	Hillside Resid. (0-2 D.U./AC.)	La Verne Heights	217.5	*186 Detached Units
9	Hillside Resid. (0-2 D.U./AC.)	Emerald Ridge II	41.23	*33 Detached Units
10	Hillside Resid. (0-2 D.U./AC.)	Puddingstone Hill	39	*18 Detached Units
11	Low Density Res. (0-5 D.U./AC.)	Vacant Infill PR4.5D	7.25	*33 Detached Units (4.5 D.U./AC.)

Attached Units: 508
Detached Units: 471

Total Units: 979

* Number of units based on net developable acreage.

V. EVALUATION OF PREVIOUS ELEMENT

The last update of the Housing Element was in 1989. The State Department of Housing and Community Development (HCD) requires that La Verne review the previous element and evaluate its "appropriateness, effectiveness, and progress in implementation."

The emphasis of the previous housing element was to maintain the quality and quantity of the City's existing housing stock and to address the housing needs of all segments of the City's population, especially those with special housing needs. People with special housing needs include the elderly, the handicapped, and low and moderate income families.

In 1988, the Regional Housing Needs Assessment (RHNA), prepared by the Southern California Association of Governments (SCAG), estimated that La Verne's share of the regions housing need was 930 units to be provided between 1988 and 1994. Of this total, 137 were to be very low income, 163 low, and 181 moderate income housing units. Although these housing goals were not completely met, the City's Housing Element has been instrumental in the production of some new affordable housing but primarily in the preservation of existing affordable housing stock through various housing programs.

OVERVIEW

The 1989 La Verne Housing Element identified policies and implementation measures to address the City's housing needs. The previous housing element set the stage for many initiatives to provide housing incentives, many of which are now in place. The following section is a review of previous implementation measures and housing programs to determine their appropriateness and effectiveness in meeting the City's housing goals.

Housing Programs:

The following is a listing of previous housing programs and discussion of their status and progress in implementation:

1. Housing Rehabilitation Program - Since 1989, the La Verne Redevelopment Agency Housing Rehabilitation Program has provided rehabilitation grants and low interest loans to more than 200 low income households. The funding source for this program is the City's redevelopment 20% set-aside funds. This program has helped to preserve many of the City's existing affordable housing and will be continued.

2. Rental Rehabilitation - No rental rehabilitation grants or loans have been issued due to the lack of participation and concerns regarding affordability restrictions by project owners.
3. Mobile Homes on Single Family Lots - Although the City allows mobile homes on single family residential lots, no requests have been proposed.
4. Mobile Home Rent Control - Since the City instituted a rent control ordinance for mobile home parks, rent increases have been kept to very reasonable levels. The Ordinance places a maximum increase of no greater than the U.S. Department of Labor Consumer Price Index. The average annual rent increase since 1989 has been approximately 2%. This is a major accomplishment since La Verne has over 1,700 mobile homes, a significant affordable housing resource.
5. Second Units - Since the adoption of the second unit ordinance, the City has reviewed approximately four applications but has only approved one. The other applications have either been denied or withdrawn due to failure to meet all requirements for the construction of second units.
6. Condominium Conversion Ordinance - There have been no condominium conversions in the City since the last Housing Element update resulting in the preservation of affordable housing. The City will continue to enforce the ordinance.
7. Fair Housing Services - The City of La Verne has provided fair housing services through the Fair Housing Foundation funded with Community Development Block Grant (CDBG) funds. The program provided services to approximately five persons or families per month. This program will be continued as long as funding is available.
8. Section 8 - The City continues to participate in the Los Angeles County Community Development Commission Section 8 Certificate/Voucher Rental Assistance Program. This program provides rent payment subsidies from HUD to very low-income households in privately-owned units. This program is funded through HUD rent subsidy funds and administered by the CDC/Housing Authority. As of March, 1993, 36 households in La Verne were being assisted through the program.
9. Revenue Bonds - This program was not implemented during the last 5 years.

- 10 Density Bonus Program - Since 1989, the City has processed two senior housing projects of which one has been completed. The two projects are an apartment complex (Heritage Village) involving 85 units of which 17 are designated for low income seniors. The other project is a 98 unit senior citizen condominium project which involves no designation of low income units. The City will continue to grant density bonuses to developers with qualifying projects.

Measures Implemented

The City implemented the following measures during the last Housing Element planning period:

- The City has maintained an effective code enforcement program and has transferred code enforcement responsibilities to the La Verne Police Department.
- The Housing Rehabilitation Program has provided more than 200 grants/low interest loans to low income households since 1989. These funds are used for the repair and preservation of existing housing structures in the City.
- Enforcement of the City's Condominium Conversion Ordinance has resulted in no conversions thereby preserving existing affordable housing.
- The City granted density bonuses to three projects involving the construction of low income housing or senior housing as an incentive.
- The City participates and cooperates in LACDC Section 8 Rental Assistance Program administered by the CDC/Housing Authority. At least 36 households have been assisted since 1989.
- The City adopted the Lordsburg Specific Plan in 1992 which allows mixed-uses (commercial/residential) in the Lordsburg area.
- The City provides mental health services to low and moderate income citizens through the Tri-City Mental Health Center. The program is funded through CDBG funds.
- The City allows second units on single-family residential lots with the approval of a conditional use permit.
- The City adopted the Foothill Boulevard Specific Plan in 1989 which designated the Commercial-Office district as potential areas for homeless shelters and transitional housing with the approval of a conditional use permit in each case.

- The City prohibits discrimination against families in rental housing. Fair housing services are provided through the Fair Housing Foundation funded by CDBG funds.
- The City continues to enforce state and federal anti-discrimination laws through the provision of fair housing services.



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